

---

## Venice BID Questions

2 messages

---

**Taylor Bazley** <taylor.bazley@lacity.org>  
To: Rita Moreno <rita.moreno@lacity.org>

Tue, Jan 30, 2018 at 4:54 PM

Hi Rita,

I wanted to confirm a few points with our understanding of BID operations. Even though I think I know the answer, I was told to confirm that there is no process for properties to exit a BID once the vote is confirmed - correct? Also - when the BID would be up for revote in 5 years is it possible to add or subtract property at that point? Would it just be a different geography outlined in the application for renewal?

If there was, for example, a specific affordable housing development we wanted to remove from the BID we would need to wait for the 5-year renewal but as long as the BID remained contiguous there wouldn't be too much issue - correct?

Let me know - thanks.

Regards,



**Taylor Bazley**

Field Deputy - Venice, OFW, Silver Strand, Marina Peninsula  
Councilmember Mike Bonin  
City of Los Angeles  
[310-575-8461](tel:310-575-8461) | [www.11thdistrict.com](http://www.11thdistrict.com)



[Sign Up for Mike's Email Updates](#)

**Download the City of Los Angeles MyLA311 app for smartphones!**



MyLA311 links Angelenos with the services and information they need to enjoy their city, beautify their community and stay connected with their local government. With MyLA311, City of Los Angeles information and services are just a few taps away.

---

**Rita Moreno** <rita.moreno@lacity.org>  
To: Taylor Bazley <taylor.bazley@lacity.org>

Wed, Jan 31, 2018 at 8:39 AM

Hi Taylor,

The only manner in which a parcel can be excluded from being assessed is if there is a change in the zoning. The Management District Plan (MDP) states:

**"Future development:** Other than future maximum rates and the assessment methodology delineated in this Management District Plan (MDP), per State Law (Government Code Section 53750,) future assessments may change for any given parcel if such a change is attributable to events other than an increased rate or revised methodology, such as a change in the density, intensity or nature of use of the land. Any change in assessment formula methodology or rates other than as stipulated in this MDP would require a new Proposition 218 ballot procedure in order to approve any such changes.

*If a residentially-zoned parcel within the District boundaries is rezoned to R4, R5, commercial, industrial or open space, the parcel shall be neither assessed or serviced during the term of the District, but will likely be included upon any renewal of the District. Each year, any commercial, industrial, open space, R4, or R5 zoned parcel within the District boundaries that is rezoned to residential (R3 or below) shall be removed from the assessment roll and shall no longer receive the services or special benefits outlined in this Management District Plan."*

However, the Engineer's Report makes an assumption about residential use properties in the District in order to assess them, and states:

"For residential parcels and residential portions of mixed use parcels within the BID (all located on commercial or industrial zoned parcels), it is the opinion of this Assessment Engineer that each of these parcels and uses specially benefit similarly to commercial/industrial parcels, from the clean and safe and district identity and special project programs designed to improve the cleanliness, security, marketability and livability of these parcels and residential units on them. **Since the majority of residential units within the Venice Beach BID are used as business enterprises, live/work units, rental units, or vacation rental units whether single family units, apartments or residential condominiums, it is the opinion of this Assessment Engineer that each residential unit shall be treated as an existing or potential for-profit business enterprise, live/work unit, rental unit, or vacation rental unit. As such, the proportionate special benefits conferred on all residential parcels and units shall be considered similar to those conferred on commercial/industrial parcels within the Venice Beach BID.** For these parcels, BID programs, services and improvements are designed to increase residential rental occupancies, rental income and return on investments. These programs, services and improvements are designed to improve commerce, security and aesthetic appeal for tenants, visitors and landlords of these parcels within the Venice Beach BID by reducing crime, litter and debris and increasing the safety and attractiveness of residential rental units within the BID and the nearby array of tourist related goods, services and activities, all considered necessary in a competitive properly managed tourist-based business district."

You may want to have a conversation with the City Attorney about those residential properties that are not a "for-profit business enterprise," and whether the Council can make such a finding and modify the MDP to exclude those parcels from the assessment.

When the BID is up for renewal, everything is on the table and can change. And there is no legal requirement that the boundaries be contiguous.

Let me know if you have any other questions.

Rita

[Quoted text hidden]

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 3rd Floor #395  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1079

